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HOUSING FOR FAMILIES & SENIOR CITIZENS

AN ONTARIO HOUSING CORPORATION
REPORT ON HOUSING FOR FAMILIES AND
SENIOR CITIZENS IN THE MUNICIPALITY OF

HAMILTON



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REPORT ON A SURVEY OF
FAMILY AND SENIOR CITIZENS
HOUSING APPLICATIONS

HAMILTON

Prepared by
Ontario Housing Corporation
May, 1972

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REPORT ON A SURVEY
OF
FAMILY AND SENIOR CITIZENS
HOUSING APPLICATIONS
ON FILE WITH
HAMILTON HOUSING AUTHORITY
AND
HAMILTON HOUSING COMPANY
AS OF NOVEMBER, 1971

INTRODUCTION

In order to establish the current demand for accommodation for families and senior citizens in Hamilton, a questionnaire survey of all applicants on file at two sources in the City was undertaken:

1. Hamilton Housing Authority (families)
2. Hamilton Housing Company (senior citizens)

The Hamilton Housing Authority is the sole body administering Ontario Housing for families in the City of Hamilton. At the time the questionnaires were mailed there were 885 applications on file. It was recognised, however, that some of these would be from people who were, for various reasons, no longer interested in Ontario Housing accommodation.

The Hamilton Housing Company administers all Ontario Housing accommodation for senior citizens in the City of Hamilton. At the time of the survey there were 1,922 applications on file. It was recognised that, as with the family applications, some of these would also be from people who were, for various reasons, no longer interested in Ontario Housing.

PROCEDURE

Family Housing

In order to determine the number of persons with applications on file with the Hamilton Housing Authority who were still actively interested in obtaining Ontario Housing rent-gearred-to-income accommodation, questionnaire forms were mailed to all 885 applicants whose applications were on file on September 27, 1971. Applicants were requested to return the form, indicating whether or not they were still interested, and whether any changes had occurred in address, family composition, accommodation or income. Locational preferences were also requested.

The prepaid, addressed forms were to be returned to Ontario Housing Corporation within 10 days, however, all returns received up to December were included in the analysis. Five hundred and eighty four families indicated a continuing interest in Ontario Housing accommodation.

Senior Citizens

A questionnaire survey similar to that for family applications was conducted amongst senior citizen applicants. Approximately 1,900 questionnaires were distributed by the Hamilton Housing Company between September 29 and October 11, 1971. All returns received up to December were included in the analysis. One thousand, one hundred and forty one senior citizens indicated a continuing interest in Ontario Housing accommodation.

Sample questionnaires for both surveys are contained in the Appendix.

Analysis

In order to facilitate analysis, random samples of 100 family and 100 senior citizen respondents were drawn, on which the tables in this report are based, and on which the effective demand is calculated.

SUMMARY

The following factors affect the need for Ontario Housing accommodation in Hamilton:

the vacancy rate in rental apartments is 2.0 per cent,

the Hamilton Housing Authority has a turnover rate in OHC units of approximately 9.6 family units per month, the Hamilton Housing Company has approximately 6.9 units vacated each month,

since the last survey of applications was conducted in February 1968, the HHA has handled new applications from approximately 1,650 families, while the HHC handled approximately 1,300 applications from senior citizens. These represent flows of approximately 39 and 31 per month, respectively.

RECOMMENDATION

The survey of applicants revealed a current effective demand for 473 family, and 1,265 senior citizen units in Hamilton. Taking into account 285 family units in the development phase and 110 under construction, together with the projected flow of new applications, it is anticipated that 100 additional family units are required in 1972, 200 in 1973 and 300 in 1974. 455 senior citizen units are in the development phase, 199 are under construction, together with the projected flow of new applications it is anticipated that 245 additional senior citizen units are required in 1972, 500 in 1973 and 500 in 1974.

This would give the following inventory of Ontario Housing in Hamilton :

	Family Units	Senior Citizen Units
Under Management	2,105	1,355
Under Construction	110	200
Under Development	285	455
Recommended	600	1,245
Total	3,100	3,255

FAMILY HOUSING APPLICATIONS ANALYSIS OF RESPONSE

Ia. SUMMARY OF RESPONSE

Applications on hand September 27, 1971	885
Applicants apparently no longer interested	301
Estimate* of applicants housed by OHC Sept. 27 - Dec. 31, 1971	162
Sub-total	422
Net applications filed Sept. 27-Dec. 31, 1971	51
Remaining active applications	473

Ib. SUMMARY OF APPLICANTS NO LONGER INTERESTED

Not returned/moved	288
Requested application cancelled	13
Total	301

*Based on an estimated rate of turnover of 9.6 family units per month plus new units.

2. PRESENT TYPE OF ACCOMMODATION

	%
House	47
Apartment	44
Flat	5
Rooms	4

The breakdown of accommodation presently occupied by family occupants indicates that at least some of the 47 per cent living in houses might be unwilling to accept Ontario Housing apartment units.

3a. FAMILY HEAD

	%
One parent	59
Two parent	41

3b. NUMBER OF CHILDREN

	%
One	22
Two	31
Three	14
Four	13
Five	8
Six and over	11
Not stated	1
Total	100

4a. PRESENT MONTHLY RENT

\$	%
0 - 49	2
50 - 74	5
75 - 99	13
100 - 124	32
125 - 149	29
150 and over	18
Not stated	1
Total	100

4b. SERVICES INCLUDED IN RENT

	%
Heat	52
Hydro	26
Water	46

5. PRESENT MONTHLY INCOME

	%
Less than \$100	2
\$100 - 149	-
150 - 199	4
200 - 249	23
250 - 299	14
300 - 349	10
350 - 399	11
400 - 449	10
450 - 499	12
500 and over	9
Not stated	5
Total	100

6. SOURCE OF INCOME

Source	%
Welfare	52
Employment	41
Student	2
Other	2
Unemployment Insurance	1
Not stated	2
Total	100

7. NUMBER OF BEDROOMS REQUIRED

No.	%
2 Bedrooms	40
3 Bedrooms	36
4 Bedrooms	14
5 Bedrooms	9
Cannot calculate	1
Total	100

8. LOCATION PREFERRED

Location	%
East	48.8
Mountain	36.6
Central	14.6
Total	100.0

SENIOR CITIZEN APPLICATIONS - ANALYSIS OF RESPONSE

Ia. SUMMARY OF RESPONSE

Applications on hand September 30, 1971	1,922
Applicants apparently no longer interested	781
Estimate* of applicants housed by OHC Sept. 30 - Dec. 31, 1971	20
Sub-total	1,121
Applications filed Sept. 30-Dec. 31, 1971	144
Remaining active applications	1,265

Ib. SUMMARY OF APPLICANTS NO LONGER INTERESTED

Not returned	458
Not delivered by Post Office	227
Applicants no longer interested	96
Total	781

*Based on an estimated rate of turnover of 6.9 senior citizen units per month.

2. PRESENT AGE

	Couples		Singles	
	M	F	M	F
Under 58	-	1.6	-	-
58 - 59	-	1.2	-	0.4
60 - 64	2.9	6.6	3.3	6.6
65 - 69	7.0	5.4	5.4	13.2
70 - 74	3.3	2.1	4.5	9.9
75 and over	3.7	1.2	2.9	17.7
Not stated	-	0.4	0.4	0.4
Totals	16.9	18.5*	16.5	48.1

3. PRESENT MONTHLY INCOME

Income	Couples	Singles
Up to \$ 49	-	1.5
\$ 50 - 99	0.5	1.5
100 - 149	1.5	34.5
150 - 199	1.5	21.5
200 - 249	3.0	6.5
250 - 299	4.0	4.0
300 and over	10.5	5.0
Not stated	0.5	4.0
Totals	21.5	78.5

*Two couples consist of 2 females.

4. SOURCE OF INCOME

Source	Couples	Singles
OAS and Other	14.5	39.5
OAS and GIS	1.5	22.0
Other Sources	0.5	9.5
Employment	3.0	6.5
OAS Only	1.5	-
Private Income	0.5	1.0
Totals	21.5	78.5

5. PRESENT TYPE OF ACCOMMODATION

Type	Couples	Singles
Apartment	18.0	38.5
Rooms	0.5	31.0
House	1.0	6.5
Flat	2.0	1.5
Not stated	-	1.0
Totals	21.5	78.5

6. PRESENT TENURE

Tenure	Couples	Singles
Rent	21.0	61.0
Board	-	9.5
Own	0.5	4.5
Not stated	-	3.5
Totals	21.5	78.5

7. SHARED FACILITIES

Sharing:	Couples	Singles
Bathroom	2.0	34.0
Kitchen	0.5	16.0

8. PRESENT RENT

Rent	Couples	Singles
\$ 30 - \$ 39	0.5	3.5
40 - 49	-	10.0
50 - 59	0.5	8.5
60 - 69	1.5	8.0
70 - 79	0.5	7.0
80 - 89	1.0	12.5
90 - 99	3.0	3.0
100 - 124	7.5	10.5
125 and over	6.5	6.5
Cannot calculate	0.5	9.0
Totals	21.5	78.5

9. LOCATION PREFERRED

Location	Couples	Singles
Central Core	8.7	34.7
East	4.3	16.1
West	4.3	16.5
Mountain	0.8	7.5
Not stated	1.2	5.9
Totals	19.3	80.7

APPENDIX

CITY OF HAMILTON
FAMILY HOUSING

Dear Sir or Madam:

September, 1971

We are writing to you in connection with your application for housing with the Hamilton Housing Authority.

Our purpose in writing is to ensure that you still wish your application to be considered, and if so, if the information on it is still correct.

Would you please complete this form and mail it as soon as possible. Postage is prepaid. Also attached is a form which shows how your rent in Ontario Housing is calculated.

If we do not hear from you within 10 days, we will assume that you are no longer interested in pursuing your application and you will not be considered in our estimate of current demand for family housing. It will be of assistance to us if you do send back the form in any event.

Si vous avez besoin de renseignements au sujet

de cette formule, veuillez appeler 385-2641

If information concerning this form is required
please telephone 385-2641

Yours very truly,
R. R. Nixon
R. R. Nixon,
Administrator,
Hamilton Housing Authority

☐ PLEASE CANCEL MY APPLICATION because

.....

☐ PLEASE KEEP MY APPLICATION ON FILE

My present accommodation is:

☐ house ☐ apt. ☐ flat ☐ rooms
(number)

We share: ☐ bathroom ☐ kitchen ☐ living room

My rent per month is \$

hot

This rent includes: ☐ heat ☐ hydro ☐ water

Phone number:
(residence) (business)

My gross monthly income is \$

I am employed by
(name of firm)

Spouse employed by

If unemployed, source of income is

Family is composed of:

☐ one parent ☐ two parents

Sons (ages)
Daughters (ages)

Reason for applying

In what part of Town do you prefer to live:

☐ Central ☐ East ☐ Mountain

PLEASE CHANGE NAME AND ADDRESS ON
THIS FORM IF NOT CORRECT

CITY OF HAMILTON
DEPARTMENT OF SENIOR CITIZEN HOUSING

Dear Sir or Madam:

September, 1971

We are writing to you in connection with your application for housing with the Hamilton Housing Company.

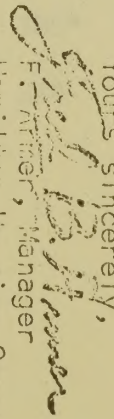
Our purpose in writing is to ensure that you still wish your application to be considered, and if so, if the information on it is still correct.

Would you please complete this form and mail it as soon as possible. Postage is prepaid.

If we do not hear from you within 10 days we will assume that you are no longer interested in pursuing your application and you will not be considered in our estimate of current demand for senior citizen housing. It will be of assistance to us if you do send back the form in any event.

Si vous avez besoin de renseignements au sujet de cette formule, veuillez appeler 527-0241

If information concerning this form is required please telephone 527-0241

Yours sincerely,

F. Armer, Manager
Hamilton Housing Company
City Hall

☐ PLEASE CANCEL MY APPLICATION because

.....

☐ PLEASE KEEP MY APPLICATION ON FILE

I ☐ own ☐ rent ☐ board

My present accommodation is:

☐ house ☐ apt. ☐ flat ☐ rooms
(number)

I share: ☐ bathroom ☐ kitchen

My rent is \$..... ☐ monthly ☐ weekly

Including: ☐ heat ☐ hydro ☐ water

My gross monthly income is \$

My source of income is:

☐ employment ☐ old age ☐ OAS plus
☐ security ☐ supplement

private

☐ pension ☐ savings ☐ other

Marital Status:

☐ married ☐ single

My age is years

My wife's age is years

Reason for applying

.....

In what part of Hamilton do you prefer to live:

☐ Core ☐ West ☐ East ☐ Mountain

PLEASE CHANGE NAME AND ADDRESS ON
THIS FORM IF NOT CORRECT

ESTIMATED 1972, 1973 & 1974 ONTARIO HOUSING REQUIREMENTS

FAMILY	1972	1973	1974
Active applications as of Dec. 31 of previous year.	473	244	299
Estimated number of applications received during year.	468 ^a	468 ^a	468 ^a
Total number of applications to be housed.	941	712	767
Number housed in new projects	110	—	—
Estimate of number of applicants housed in vacancies.	202 ^b	213 ^b	213 ^b
Total number of applicants housed in year.	312	213	213
Number to be housed less number housed.	629	499	554
Recommendation	385*	200	300
Applications remaining	244	299	254

^a Based on monthly rate of interested applicants applying since February, 1968.

^b Based on a vacancy rate of 9.6% amongst units completed the previous year.

* 285 remain from 1969 recommendation.

ESTIMATED 1972, 1973 AND 1974 ONTARIO HOUSING REQUIREMENTS

SENIOR CITIZENS	1972	1973	1974
Active applications as of Dec. 31 of previous year	1,265	645	410
Estimated number of applications received each year	372 ^a	372 ^a	372 ^a
Total number of applicants to be housed	1,637	1,017	782
Number housed in new projects	199	—	—
Estimate of number of applicants housed in vacancies	93 ^b	107 ^b	107 ^b
Total number of applicants housed in year	292	107	107
Number to be housed less number housed	1,345	910	675
Recommendation	700*	500	500
Applications remaining	645	410	175

^a Based on monthly rate of interested applicants applying since February, 1968.

^b Based on a vacancy rate of 6.9% amongst units completed the previous year.

* 455 remain from previous recommendation.

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